

**Julian Community Planning Group**  
**Regular Meeting Minutes**  
**July 11, 2011**  
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**Call to order:** 7:10 p.m.

- 1. Roll Call of Members:** Shelver ( p ), Barnes ( p ), Bryan ( p ), Birdsell ( p ), Brown ( p ), Moretti ( p ), Mushet ( p ), Redding ( p ), Rikansrud ( p ), Verdugo ( p ).

P- Present. E-Excused. U-Unexcused

- 2. Review and approval of current agenda:** Correction on Item 3's meeting date on agenda. M/S/C ( Barnes/ Redding) with change on item 3.

- 3. Review and approval of June 13, 2011 meeting:** M/S/C ( Moretti/Verdugo). Redding abstained.

- 4. Opportunity for Public Comment (non-agenda items):** None

- 5. Old Business**

**Onsite Wastewater Treatment System proposed regulations:** Nothing to report item will remain on Agenda.

- 6. New Business:**

**A) Letter to DPLU regarding Vanderstaay Property:** A letter from the DPLU was circulated to the JCPG and concerned parties. It was in response to JCPG's request for change of Land Use Designation (on the General Plan map) on the Vanderstaay Property. Response is as follows. The requested land use designation change was not analyzed in the GP Update Draft Environmental Impact Report (EIR), therefore, it would require recirculation of the EIR. On March 16,2011 the Board of Supervisors decided to only consider modifications to the Plan that would not result in a need to recirculate or perform additional environmental analysis. The staff has been directed by the B.O.S. to prepare final documents on the GP Update at its April 13, 2011 meeting.

DPLU stated that it is possible for the requested change to be accommodated in a future GP Amendment. Such an amendment may be applied for by the property owner at any time. Barnes recommended to the Vaderstaays, and their neighbor, (Art Pease), whom was also in the audience, to work together at that time to begin the application for the amendment process on both of their properties. Birdsell recused herself from this item.

**B) Appointment to fill vacancy:** There has been no response from the community after running the vacancy notice for 3 months. It was recommended by Redding that a letter be written to the Editor of the Julian News. Theory, that more people read the letters than the legal notices. Shelver agreed to compose a letter with the deadline to apply early September for interviews at the September meeting.

- 7. Standing and Ad-Hoc Committee Reports:**

**A) General Plan Update:** Nothing to report

**B) Land Use**

**1) 3100-5312 TM5312 Hoskings Ranch Subdivision- Replacement Map:** Dave Petticord and Mark Thompson – Reps for the Hoskings Ranch and Dennis Campbell and Rosemary Rowan from DPLU were in attendance. Mark Thompson presented the

Key Planning Group Issues and their response/discussion points. 1) **Move main entry on Pine Hills Rd to the South.** Response- We agree. We have remapped this entry to a point approximately 588 feet south of the previously proposed entry. 2) **Dual Use Open Space Scope letter Item 12-64:** “Please identify and discuss which open space areas could be used for both biological and agricultural purposes. For example, cattle grazing and habitat foraging are compatible activities that could be evaluated as both a biological open space activity and an agricultural open space activity.” Response- We agree. This approach reduces biological impacts, reduces offsite impacts, assists with control of invasives, and helps reduce fire hazard. 3) **Access to Eagle Peak through properties to the South.** Response- We will drop four western lots and pull back to the appropriate cul de sac length. This eliminates need to cross other property and reduces project lot count to 24. 4) **Establish grazing on the site.** Response- We are actively working on this issue at present. (Owner still has to approve item 4). On the recommendation by JCPG to pave and use Orinoco Dr. as access, emergency and otherwise, Hoskings responded that it should be too costly. There was discussion as to the property being partly or wholly removed from the Williamson Act. B.O.S. is looking into State Guidelines concerning Williamson Act and this property. It was also reported that the DPLU asked for an alternative **Consolidation Map**, showing clustering of properties. Hoskings Reps asked for the support of either or both of the presented maps. Motion was made as follows:

Let the record show that JCPG is very pleased with the effort and willingness to accommodate our requests, as previously listed, items 1-4. Let it also show JCPG still has concerns with 8 acre consolidated parcels, water, and the position of the Pine Hills residents. M/S/C ( Redding, Moretti).

A second motion was made to indicate on record the position of the JCPG as to what map they prefer. After discussion the Motion reads – Let the record show that JCPG’s preference is in favor of the original proposed project concept of 40 acre parcels with the modified changes made as previously listed in items 1-4. M/S/C ( Barnes /Rikansrud). Brown recused himself from this item.

**2) CAL-PAC Conference MUP MOD. Camp Cedar Glen:** This item will remain on the agenda until further notice.

**C) San Dieguito River Valley Park Citizens Advisory Committee- Jack Shelver:** Nothing to report.

**8. County correspondence and Chairs report.** Nothing

**9. Items requiring action before next meeting (not covered above).** None

**10. Submission of Planning Group expenses for reimbursement.** None

**11. Adjournment:** Since there was no further business before the group the meeting was adjourned at 8:25. M/S/C/ (Birdsell/ Mushet)

Respectfully submitted by,

Vicky Bryan